REAL ESTATE AT AUCTION.

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EXECUTIVE OFFICES.

TELEPHONE,

AUCTION SALES TO BE HELD AT 12 O'CLOCK NOON, AT EXCHANGE SALESBOOM.
14-18 VENET ST., NEW YORK CITY.

Special Sales Day Thursday, Jan. 25, 1912 Special Sales

15 West 36th Street

2,009 Amsterdam Av. | 309-311 West 127th St. (Running through to St. Nicholas Av.)

Vacant mlot. 49.11 ft. so, of 100th st., rendy of 5 trons and basement brick and bright below the best stone to be the stone of the best stone and base of the best stone and base of the best stone to be the best stone based for 10 best stone to be the best stone based of 5 trong and basement brick and bright stone to be the best stone to be the b JOHN C. COLEMAN, Esq., Att'y, 100 Broadway, N. Y. C.

65 Catharine Street

114-116 East 25th Street To be sold as one parcel.

o 4 story & basement brick private dwellings. Size of plot, 41.8x68.9. Immediate pos SMITH & BOWMAN, Att'ys, 38 Park Row, N. Y. C.

EXECUTOR'S Sales
ENTATE of CHRISTOPHER H. GARDEN, Dec'd, 476-478 Broome Street (Running through to 62 Wooster St.)

A 6 story and basement brick loft building, with similar extension on Wooster street, whing an "V" shaped parcel. The property has a frontage of 50x100 ft. on Broome at. and 12100 ft. on Wooster at. RASTUS S. RANSOM, Esq., Att'y, 128 Broadway, N. Y. C.

ESTATE of ELIZA A. TUTHILL, Dec'd, 47 Lexington Avenue (One block from proposed subway station at 23d Street.)

A 8 story and becoment brick and brownstone private dwelling, containing 12 rooms, 1 bath and 2 tollets. Size of lot, 19.9:50. JOHN R. BENNER, Esq., Att'y, Suffern, N. Y.

Suoreme Court Foreclosure Sale By order of DENIS A. SPELLISSY, Esq., Referee, Thursday, Jan. 18, 1912

708 St. Nicholas Avenue (Near 145th Street) A 4 story and basement brick and brownstone private dwelling, containing 9 rooms, 1 bar and 2 tollets. Size of lot, 20.11x100.

CARY & OARROLL, Att'ys for Plaintiff, 59 Wall St., N. Y. C.

Supreme Court Partition Sale By order of DONALD McLEAN, Esq., Referee, Thursday, Feb. 1, 1912 64 Madison Avenue (Near 27th Street)

A 3 story and basement brick and brownstone building, known as the Mott Memorial divers. Size of lot. 24 8x85.
HENRY G. SANFORD, Esq., Att'y for Plaintiff, 48 Cedar St., N. Y. C. Further particulars and book-lets from above attorneys, or JOSEPH P. DAY

CITY REAL ESTATE.

Borough of Manhattan-For Sale.

520 Washington Street

Two 4 story Buildings suitable for Warehouse. Free and clear, For unie on terms to suit. Apply to

Thomas J. O'Reilly,

Plot for Sale.

I WILL SACRIFICE

10TH AVENUE!

7TH AV., between 14th and 23d sts.-

Builders, Attention!

5 Story Business Building

HONEY TO LOAN AND WANTED ON MONEY TO LOAN AND WANTED ON B 'Phone, \$894 Madison Sq. B

Applications wanted on Manhattan and Bronz -ESTATE MONEY-

QUICK ACTION. H. H. HAZELTON, 9 Church st., New York.

WANTED-FIRST GAGES IN LARGE AMOUNTS CENTRALLY LOCATED PHILADELPHIA, PA.

BUILDING LOANS PERMANENT LOANS OR BOTH COMBINED 313 West Street W. McLAUGHLIN & CO., 128 Broadway, corner Cadar. MORTGAGES EXCLUSIVELY. RONGEST AND BEST EQUIPPED.

Money to Loan, Manhattan or Bronx, Reasonable Charges. James L. Wells Co., 141 Broadway.

FOR MONEY ON MORTGAGES see ROBERT H. JONES,

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and second mortrage money for Manhar 33D ST.

TAGE business for safe, including maps, ostion in this active section. BAUMAN-is, lists, &c. MORTGAGE CO., 256 Har-RINGLER, 200 5th av.

Broadway.

STREDIAL SISC.000. S200.000 SPECIAL int applications on hith class improved Management of the particular of a shore amounts improved Management of the particular station and tipe for improvement; can be sold to see St. Houlist, 20 Broad with or without a local no brokers.

INTERING TO STREET STREET, Write Efficient Street, Street

STARK Cd. 1.847 Broadway, Phone, at 187 St. 200 third mortgage on West Syrk at 187 St. 200 third mortgage on We

WILL SELL AT AUCTION

To-Morrow, January 15, 1912, 2,558 & 2,560 ThirdAv. Estate of Horace P. Whitney, Dec's Bronx Borough,

T. LUDLOW CHRYSTIE, Esq., Attorney, 115 Broadway. A ONE-TWENTY-POURTH UNDIVIDED INTEREST IN 1,981 to 1,987 B'way Est. of Robert H. Arkenburgh, Dec'd

101 to 107 West 67th St., Being Northwest Corner. 1,991 BROADWAY, One sty. frame starts size 28 1x117, 4x20x130.22 JACOB NEWMAN, Esq. Attorney, 185 Broadway.

NORTHEAST CORNER TWO CHOICE BRONX LOTS. Bronxdale Av. & Muliner Av. precident read for building. High location.
About 2 blocks from new station on N. Y., Westchester & Boston R. R.

WEDNESDAY, JANUARY 24, 1912.
Supreme Courte Partition Sale, Estate of Arthur Bronson, Dec'd,
Under the direction of HUAUS H. SEYMOUR, Esq. Referre.
46 Bond St., furning 53 Great Jones St., BOWERY
The salveble old with the two 2 and 3 courte because.

325 East 51st St. The three story, basement & cellar, bro high stoop Dwelling, 11 rooms and bath. lot 18 & 2000.

Borough of Manhattan-For Sale. Borough of Manhattan-For Sale.

East River to North River.

cheap and easy terms; all rented; good in-vestment and specularive future; rare chance to pick up a bargain.

S2d St., between Broadway and 5th Av.: Buy a 5th Av. Sec'n Home. choice 50 feet; owner wants to sell; reasonable; easy terms; within a minute from McAdoo entrance.

Buy a 5th Av. Sec'n Home.

BARGAINS, PROMPTNESS, SATISFACTION, PROFIT.

Kavanagh, 993 MadisonAv.

ripe for improvement; little cash

334 Fifth Av.,

MANHATTAN OR PHILADELPHIA PROPERTY; LONG
TERM; LOW RATE. E. TRACY
TOBIN, DREXEL BUILDING,

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Name of Second Mortgage; ample equity.

Inga bonus. S. M., 559 Herald Downtown.

Money to Loan and Wanted on Real Estate holding three 5 story Tenements, 80°s, 12°s, 12°s,

From Battery to 14th St., Inclusive. Arnold, Byrne & Baumann No. 115 Broadway

> A 50 foot Plot in 56th St., bet. 6th & 7th Avs. Suitable for immediate improvement. GEO. R. READ & CO.,

Property in Nioth Word, near United States tores and ocean stremship lines; contains over, 500 equare feet; at 86 per ag, ft. Address L. GREENIN, Hillsdale, N. J. 12 Washington Place, near B'way. FIRST AND SECOND MORTGAGE MONEY.

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Improved Louis wanted on vacant proposition of \$50,000

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Several choice files the for improvement poward; best of security; principals of direct poward; best of security; principals of direct sec ST mortrages wanted: \$3,000 on private BSTATE PROPOSITIONS MARGAIN, \$5,000 cash, near Pennsylvania Termine, three of \$4,000 each, seven of \$5,000 and the farm of the state of \$4,000 each, seven of \$5,000 and \$6,000 each, seven of \$5,000 and \$6,000 each, seven of \$

LARGAIN, Times square near Broadway, 60x100, case by the control of the control o with of 42d st.; spiendld five story Flat, with for after, taken in exchange, will be SACRIFTONI one translation of the sacration one temper to the sacration of the sacration o

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162 W. 72d Street, near Broadway.

Tel., 7240---Columbus.

We know the prices asked are below the present market value. We direct our buyers' attention to the most desirable houses on the market.

Near 72d St. Subway Station. A four story, 20-foot Dwelling, with woodwork throughout hardwood: Terre-azzo mesaic on floors of kitchen, pantry and laundry; reconstructed recently at a great expense.

20-foot high stoop, with oath extension; three baths, electric light, hardwood floors and in good condition; a well built house and worthy of close investigation.

Caretaker in attach

\$39,000. 331 West 76th St.

Caretaker in attendance. \$35,000. West 68th St., Near Park.

Modern five story American basement welling, with three baths and in excel-ent condition. Particularly udapted for physician because of its exceptional consit facilities. Houses of this decription are very scarce in this neigh-ordingd.

WEST 76TH ST., near Park; a modern 21-ft. dining room extension Dwelling, with three modern baths, electric light, beautiful fixtures; in fact, one of the most complete houses on our lists; will make terms to suit. Can only be inspected by special appointment.

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Situated in one of the best residential blocks on the WEST SIDE. Modern four story 22-ft. Dwelling, with bath way station. Suitable for physician's will make terms to suit. Can only be inspected by special appointment.

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\$42,000. West 92d St., Near Drive. A unique four story American Base-

\$43,000. 45 West 70th St.

\$45,000. 825 West 88th St.

A twenty-foot limestone high stoop A modern 20-foot, four story high stoop Dwelling, with bath extension; the ground upon which the house is built is worth \$30,000, and you therefore pay little for the house; owner anxious to sell.

A modern 20-foot, four story might story might be story might be story might be submitted. Welling; electric light, three baths and dwelling; electric light, th

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\$30,000. 146 West 92d St.

108 West 86th St. \$45,000.

40 West S8th St.

S17 West SSth St.

Near Central Park West; a four story of foot high stoop, with bath extension; CARLEW; a four story 20-foot high stoop, with bath extension and three baths, electric light, hardwood cors and in good condition; a well built

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\$80,000 249 West 72d St.

A 445 story high stoop Dwelling, size 25x00x102.2; here extension; exceptional woodwork; beautiful decorations; four baths and electric light. Large increase in land value positively as-

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302 West 107th St., Nr. Drive Builder has one American basement

West 104th St., Nr. Riverside. A 312 story 20-ft. modern Dwelling. A 23-foot modern Dwelling, situated with extension. Two baths, electric ment 20 ft. Three modern baths, electric light, perpetual side light; built by
the present owner for his own occupancy,
Especially desirable for any one desirbelow similar houses in the neighborhood,
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In the centre of a block tree troit of
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control of the nome of his many one desiring it a model of artistic decoration of
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162 W. 72d Street,

BIZE 100x125.

PRICE, \$900,000.

ESTIMATED EXPENSES:

Water 1,000
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NET INCOME.....\$47,020

Value of Land BELOW 90TH STREET EXTRA SIZE LOT F. R. Wood, W. H. Dolson Co., BROADWAY, N. E. CORNER SOTH ST. For a Quick Buyer.

45 WEST 87TH ST.

140 WEST 88TH ST. Very attractive, up to date three story House; perfect order cellar to roof; electricity; tiled baths, parquet floors. Caretaker, on premises. An Estate Sacrifices :: 1783 Y West Soft at. 10 family Apartment House; All Estate Date Filles Sur. 126th at. 2 Starte heat; last leased accurately to reference tenants for 80,000 per year; occurs your us that and clear your 10 per contributings of will sell cheap. Address FLORIDA. 350 circuit sell cheap. Address FLORIDA. 350 274 West Soft St.;

West of Sth Av.

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4 Story Limestone Divelling,
BEAUTIFUL BAY FRONT,
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CONVENIENT SUBWAY EXPRESS STATION.
18 ALL LIGHT ROOMS.
3 TILED RATHS TILED
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Magnificent hardwood trim
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CONSERVATORS.
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18 Story Double Plat

Story Double Plat

WITH STORES.
Can Be Purchased
EXECUTEIX, box 267 Hersid Downtown.

Value of Land

Value o 401-8-5-7-9 12TH ST., College Point, corner 2d av., five two story Houses; size 100x100; actual tentals, \$1,884.

Borough of Bronx-Sale or Rent.

ne and submit offer; must sell. JOS. T. MULLIGAN, 135 Broadway.

FACTORY SITE Below Market Value, pear 138th at and Southern Boulevard: 12 lots at \$60,000; no rock; terms to sult; owner might build for responsible tenant, F. R. WOOD, W. H. DOLSON CO. Broadway and soth at., New York.
149TH ST.

Sent side it story elevator Apartor can be set to come and to purchase corner flow and

Near Broadway

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In New York City Attractive, restricted sites for all Attractive, restricted sites for all year residences and bungalows on New York City's ocean front where the Manhatum Beach Hotel formerly stood; moderate prices; easy terms; every improvement, including the best sewerage system in existence; no assessments; close to business district and easily reached; elegantly laid out section of the

Manhattan Beach Estate Invigorating air, health, comfort. Careful investors should take advantage of this opportunity. Brighton Beach "L" at Brooklyn Bridge brings you to property. Get off at Brighton Beach or Sheepshead Bay station. Illustrated booklet on request.

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The valuable plot with the two 2 and 3 story, basement and could brief bolidings thereon; slaw of policies of the person of the country of the person of the country of the

256.3 ft. east Second Av. MESSRS. FEPTRETCH & SEYBEL, Attorneys, 41 Park Row. OFFICES, 158 BROADWAY, NEW YORK.
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46th St., very near 5th av., Plot American Basement Residence 125 East 73d St. Particulars Charles Brendon, 500 Fifth Av.

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CASH BUYERS, ATTENTION! FROMAN & TAUBERT, Lexiberton av. A BROADWAY CORNER Washington Heights, Above 125th at Borough of Bronx-Sale or Bent.

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AMSTERDAM AV., IN THE 90's; WILL SHOW 10% NET. extra wide five story Plat. With two stores; plumbther; steam heat; private halls; fully low mortgages; tenues to suit. S. B. WOOL, W. H. DOLSON OG., Broadway and Soth st.

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